

# Westchester Owners Committee

## Balance Sheet As of 04/30/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	160,717.03			160,717.03
112	Alliance Bank - Non Cap Reserv		77,089.72		77,089.72
114	Alliance Bank - CD		50,213.91		50,213.91
120	Alliance - Optg Money Market	99,001.42			99,001.42
	TOTAL CASH	259,718.45	127,303.63	.00	387,022.08
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	6,463.95			6,463.95
141	Accts Rec - HO Late Fees	520.00			520.00
143	Accts Rec - HO Interest	160.21			160.21
144	Accts Rec - HO Legal Reimb	5,891.55			5,891.55
155	Prepaid Insurance	8,761.70			8,761.70
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	27,888.41	.00	.00	27,888.41
	TOTAL ASSETS	287,606.86	127,303.63	.00	414,910.49
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	834.65			834.65
230	Deferred Assessments	150,060.00			150,060.00
	Subtotal Current Liab.	150,894.65	.00	.00	150,894.65
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
355	Operating Fund Balance	128,087.97			128,087.97
357	Non Capital Reserve Fund Bal		127,158.55		127,158.55
	Current Year Net Income/(Loss)	8,624.24	145.08	.00	8,769.32
	Subtotal Equity	136,712.21	127,303.63	.00	264,015.84
	TOTAL LIABILITIES & EQUITY	287,606.86	127,303.63	.00	414,910.49

# Westchester Owners Committee

## Income/Expense Statement Period: 04/01/16 to 04/30/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME:</b>								
00410	Assessments	18,757.50	18,757.50	.00	75,030.00	75,030.00	.00	225,090.00
00411	Uncollected Assessments	.00	(102.50)	102.50	(219.53)	(410.00)	190.47	(1,230.00)
00415	HO Interest Income	53.10	.00	53.10	126.56	90.00	36.56	90.00
00420	HO Late Fees	(30.00)	200.00	(230.00)	695.00	700.00	(5.00)	700.00
00425	Bank Interest Income	34.22	20.83	13.39	174.59	83.32	91.27	250.00
00430	Transfer/Refi Fees	.00	125.00	(125.00)	37.50	500.00	(462.50)	1,500.00
00460	Advertising	.00	.00	.00	482.50	300.00	182.50	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	8,784.00	8,783.32	.68	26,350.00
00470	Security Reimbursement	.00	.00	.00	.00	2,751.66	(2,751.66)	8,255.00
Subtotal OPERATING INCOMI		21,010.82	21,196.66	(185.84)	85,110.62	87,828.30	(2,717.68)	261,755.00
<b>SWIM/TENNIS INCOME</b>								
00480	Swim & Tennis User/Sponsor f	7,540.00	8,000.00	(460.00)	7,790.00	8,000.00	(210.00)	42,000.00
00485	Swim/Tennis Party Rentals	.00	.00	.00	.00	.00	.00	400.00
00488	Swim/Tennis Social	.00	.00	.00	100.00	.00	100.00	.00
00495	Contributions to Reserves	.00	.00	.00	.00	.00	.00	(20,438.00)
Subtotal SWIM/TENNIS INCOI		7,540.00	8,000.00	(460.00)	7,890.00	8,000.00	(110.00)	21,962.00
TOTAL OPERATING INCOME		28,550.82	29,196.66	(645.84)	93,000.62	95,828.30	(2,827.68)	283,717.00
<b>OPERATING EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
00755	Accounting & Admin Services	875.00	836.67	(38.33)	3,500.00	3,346.68	(153.32)	10,040.00
00510	Annual Meeting Expense	.00	.00	.00	.00	.00	.00	300.00
00512	National Night Out	.00	.00	.00	.00	.00	.00	300.00
00515	Office Supplies	.00	8.33	8.33	76.00	33.32	(42.68)	100.00
00520	Website Fees	383.50	375.00	(8.50)	383.50	375.00	(8.50)	375.00
00525	Postage	18.52	200.00	181.48	245.20	350.00	104.80	750.00
00526	Copies & Printing	.00	10.00	10.00	267.44	130.00	(137.44)	575.00
00530	Bank Fees & Charges	.00	.00	.00	10.00	.00	(10.00)	.00
00590	Miscellaneous	.00	20.83	20.83	152.00	83.32	(68.68)	250.00
00630	Insurance	1,251.66	1,191.67	(59.99)	5,006.64	4,766.68	(239.96)	14,300.00
00780	RAP Newsletter	94.55	145.83	51.28	474.05	583.32	109.27	1,750.00

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Income/Expense Statement  
 Period: 04/01/16 to 04/30/16

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	2,623.23	2,788.33	165.10	10,114.83	9,668.32	(446.51)	28,740.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	.00	1,125.00	1,125.00	1,666.66	4,500.00	2,833.34	13,500.00
00656	Landscape Extras	.00	.00	.00	.00	.00	.00	900.00
00658	Irrigation Repairs	.00	250.00	250.00	.00	500.00	500.00	1,000.00
00659	Perimeter Fence Repairs	.00	.00	.00	.00	.00	.00	500.00
00660	Pest Control Services	.00	116.67	116.67	.00	466.68	466.68	1,400.00
00665	Repairs & Maintenance	.00	62.50	62.50	.00	250.00	250.00	750.00
	GROUNDS MAINTENANCE	.00	1,554.17	1,554.17	1,666.66	5,716.68	4,050.02	18,050.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	166.67	166.67	.00	666.68	666.68	2,000.00
00765	Legal Deed Restrictions	.00	100.00	100.00	.00	200.00	200.00	400.00
00766	Legal Deed Rstrctns Billed HO	.00	.00	.00	(149.53)	.00	149.53	.00
00770	Legal - Corporate	.00	208.33	208.33	.00	833.32	833.32	2,500.00
	PROFESSIONAL FEES	.00	475.00	475.00	(149.53)	1,700.00	1,849.53	4,900.00
RECREATIONAL FACILITIES								
FACILITIES - POOL								
00862	Furniture & Equipment	.00	.00	.00	.00	.00	.00	2,500.00
00875	Pool Contract	900.00	1,625.00	725.00	3,250.00	3,500.00	250.00	39,600.00
00876	Extra Services	.00	83.33	83.33	350.00	333.32	(16.68)	1,000.00
00880	Permits & Memberships	.00	.00	.00	.00	.00	.00	400.00
00881	Social	.00	.00	.00	.00	.00	.00	750.00
00882	Supplies/Pool Tags	.00	350.00	350.00	.00	350.00	350.00	350.00
00885	Repairs & Maint - Swim	.00	.00	.00	12,231.84	5,000.00	(7,231.84)	5,000.00
00892	Member Solicitations	957.11	850.00	(107.11)	957.11	850.00	(107.11)	850.00
00895	Telephone & WiFi Expense	93.27	80.83	(12.44)	363.71	323.32	(40.39)	970.00
00900	Water - Pool	846.98	600.00	(246.98)	2,710.30	2,400.00	(310.30)	7,200.00
	FACILITIES - POOL	2,797.36	3,589.16	791.80	19,862.96	12,756.64	(7,106.32)	58,620.00
FACILITIES - TENNIS								
00860	Equipment - Tennis	.00	41.67	41.67	.00	166.68	166.68	500.00
00890	Repairs & Maint - Tennis	.00	.00	.00	95.00	.00	(95.00)	5,000.00

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Account	Description	Actual	Current Period		Year-To-Date		Yearly Budget	
			Budget	Variance	Actual	Budget		Variance
	FACILITIES - TENNIS	.00	41.67	41.67	95.00	166.68	71.68	5,500.00
FACILITIES - GENERAL								
00855	Electricity - Swim & Tennis	469.00	650.00	181.00	2,166.52	2,600.00	433.48	7,800.00
00887	Repairs & Maint - General	.00	625.00	625.00	.00	2,500.00	2,500.00	7,500.00
	FACILITIES - GENERAL	469.00	1,275.00	806.00	2,166.52	5,100.00	2,933.48	15,300.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	25.00
00955	Electricity - General Utiliti	53.75	66.67	12.92	174.66	266.68	92.02	800.00
00960	Water - General Utilities	25.85	33.33	7.48	158.28	133.32	(24.96)	400.00
00610	Garbage & Recycling Services	6,222.00	6,220.17	(1.83)	24,705.00	24,880.68	175.68	74,642.00
00815	Constable Service Fees	6,395.00	6,395.00	.00	25,582.00	25,580.00	(2.00)	76,740.00
	UTILITIES & SERVICES	12,696.60	12,715.17	18.57	50,619.94	50,860.68	240.74	152,607.00
	TOTAL OPERATING EXPENS	18,586.19	22,438.50	3,852.31	84,376.38	85,969.00	1,592.62	283,717.00
	OPERATING SURPLUS/(DEF	9,964.63	6,758.16	3,206.47	8,624.24	9,859.30	(1,235.06)	.00
RESERVE REVENUE								
00970	Reserve Interest Income	24.49	.00	24.49	145.08	.00	145.08	.00
	TOTAL RESERVE REVENUE	24.49	.00	24.49	145.08	.00	145.08	.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	RESERVE SURPLUS/(DEFICI	24.49	.00	24.49	145.08	.00	145.08	.00

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Income/Expense Statement  
Period: 04/01/16 to 04/30/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	TOTAL SURPLUS/(DEFICIT)	9,989.12	6,758.16	3,230.96	8,769.32	9,859.30	(1,089.98)	.00